

## CITY PLAN COMMISSION DOCKET

**Tuesday, April 7, 2015**

26<sup>th</sup> Floor, Council Chamber

### Members

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	

### 9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District No. **9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council Planner Docket  
District No.

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| 6 | JE | 1. | <b>SD 1411C – Final Plat, Centerpoint Intermodal Center Third Plat</b> , about 38.032 acres generally located at the southeast corner of State Route M-150 Highway and Andrews Road, to approve a final plat creating one (1) industrial lots in District M 1-5 (Manufacturing 1-5).<br>Applicant: CenterPoint Kansas City One LLC  |
| 4 | JE | 2. | <b>SD 1503 -- Final Plat, Switzer Apartments</b> , about 4.93 acres generally bounded by West 18 <sup>th</sup> on the north, Summit Street on the east, W 20 <sup>th</sup> Street on the south and West Pennway on the west to approve a final plat creating two lots and the vacation of two alleyways in District R-1.5 (Residential 1.5).<br>Applicant: Foutch Brothers, LLC, repr Lovelace & Associates |

Council District   Planner   Docket No

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| 2 | JE | 3. | <b>SD 1099E -- Final Plat, Tuileries Plaza, Fourth Plat</b> , about 6.42 acres generally located at north of NW 63 <sup>rd</sup> Street and North Cosby Avenue, to approve a final plat creating two (2) lots and one tract in District MPD (Master Planned Development).<br>Applicant: Shafer, Kline & Warren Inc   |
| 1 | OA | 4. | <b>SD 0956H, Final Plat - Hunt Midwest Business Park Lot 22A-1</b> - To consider approval of a final plat on about 13 acres, in District M1-5 /US (Manufacturing 1 dash 5/ Underground Space), generally located northwest corner of N. Arlington Avenue and NE Parvin Road, creating one (1) commercial lot.<br>Applicant: Hunt Midwest Real Estate Dev., Inc., repr Lutjen, Inc.                 |
| 1 | OA | 5. | <b>SD 0956I, Final Plat - Hunt Midwest Business Park Lot 29</b> - To consider approval of a final plat on about 23 acres, in District M1-5 /US (Manufacturing 1 dash 5/ Underground Space), generally located southwest corner of N. Arlington Avenue and NE Parvin Road, creating one (1) commercial lot.<br>Applicant: Hunt Midwest Real Estate Dev., Inc., repr Lutjen, Inc.                    |
| 2 | JR | 6. | <b>Case No. 11696-P-34</b> - About 1.3 acres generally located at 8450 N Church Rd, to consider approval of a final plan in District B3-2 (Community Business), to allow construction of a 3,000 square foot expansion and renovation of an existing building.<br>Applicant: Luxe Architects, Paul Peck  |
| 2 | AW | 7. | <b>Case No. 6968-P-37</b> – About 13.25 acres generally located at the southeast corner of N Ponomo Avenue and NW 112 <sup>th</sup> Street, to consider approval of a final plan in District M2-3, to allow for a 31,450 square foot addition to an existing office and manufacturing building.<br>Applicant: Multivac Inc., repr Lampen Engineering, Inc.   |
| 2 | OA | 8. | <b>Case No. 13421-P-3</b> - About 0.84 acres generally located at the northeast corner of NW 76 <sup>th</sup> Street and NW Waukomis Drive, to consider approval of a final plan in District R-7.5, to allow for a neighborhood pool and cabana within the private open space tracts.<br>Applicant: Quality Land Holdings, LLC, David Barth, repr Aylett Survey & Eng. Co.                         |
| 2 | AW | 9. | <b>Case No. 6625-P-12</b> – About 20.66 acres generally located at the southeast corner of NW Old Stagecoach Road and NW 87 <sup>th</sup> Terrace, to consider approval of a final plan in District AG-R, to allow for a 17,741 square foot classroom addition and a 3,852 square foot cafeteria addition to an existing elementary school.<br>Applicant: ACI Boland Architects, repr. Lutjen Inc. |

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- 6   JR   10.   **Case No. 5656-CP-15** - About 4 acres generally located at 1201 W 103rd St, to consider approval of a final plan in District B2-2 (Neighborhood Business 2) to allow the renovation of an existing shopping center.  
Applicant: MDC Architecture Inc. Matthew D. Connolly, AIA

**9:00 A.M. – CONTINUED CASES**

- DB   11.   **Case No. 8897-P-4 -- 515-517 Westport Road** -- Appeal of the City Planning and Development Director's decision of the site plan application. (Continued from 3-3-15; **Quorum: Gutierrez, Martin, May, Macy, Archie and Crowl) (TO BE DISMISSED)**  
Applicant: Bill Nigro.

- 3   JR   12.   **Case No. 12202-SU-2** -- About 6.3 acres generally located at the northwest corner of Highway 40 and Manchester Trfy, to consider approval of a special use permit in District M1-5 (Manufacturing 1 (dash 5)) to allow for a general recycling service use and any necessary variances. (Continued from 3-17-15; No Testimony)  
Applicant: Braik Brothers Tree Care

**9:00 A.M. – NEW CASE**

- 4   JR   13.   **Case No. 12840-SU-5** -- About 0.75 acres generally located at 400 E 45<sup>th</sup> Street, to consider approval of a two-year extension of an existing special use permit in District R-5 (Residential 5) to allow the continued operation of a library/museum/cultural exhibit use and any necessary variances.  
Applicant: The Nelson Gallery Foundation, repr. Husch Blackwell LLP

**9:00 A.M. – CONTINUED CASES**

- 1   AW   14.   **Case No. 14538-P** – About 80.31 acres generally located east of N Flintlock Road and south of NE 89<sup>th</sup> Street, to consider rezoning from District R-80 to District R-7.5. (Continued from 3-17-15; No Testimony)  
Applicant: J. A. Peterson Enterprises, Inc., repr Lutjen, Inc.
- 1   AW   15.   **Case No. 14538-P-1** – About 80.31 acres generally located east of N Flintlock Road and south of NE 89<sup>th</sup> Street, to consider approval of a preliminary development plan for 82 single family residential lots and 8 private open space tracts. (Continued from 3-17-15; No Testimony)  
Applicant: J. A. Peterson Enterprises, Inc., repr Lutjen, Inc.

**9:00 A.M. – NEW CASE**

- 4   JE   16.   **Case No. 14544-SU** – About 1.04 acres generally located at the southeast corner of E 52<sup>nd</sup> Street and Cherry Street, to consider the approval of a Special Use Permit in

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District R-6 (Residential 6) for the reuse of an existing Historic Landmark for use as a Club, Lodge or Fraternal Organization  
Applicant: Van Trust Real Estate, repr Lutjen Inc.

**9:30 A.M. – NEW CASES**

- 2 JE 17. **Case No. 10251-P-27** – About 12.92 acres generally located at 9300 and 9400 NW Prairie View Road, approximately 1,000 feet north of NW Tiffany Springs Road, to consider the approval of an amendment to a Chapter 80 Zoning plan in District GP-3 (regional business), now B 3-3 (Community Business (dash 3)), by removing the north 5.50 acres from the plan, also known as Lot 2 and Tract B, Tiffany Springs Auto Plaza II, and thereby leaving the south 7.42 acre portion, also known as Lot 1 and Tract A, Tiffany Springs Auto Plaza II.  
Applicant: R & T Investments LLC, repr White Goss, James C. Bowers
- 2 JE 18. **Case No. 10251-P-28** -- About 8.82 acres generally located on the west side of NW Prairie View Road, about 1,000 feet north of NW Tiffany Springs Road to consider rezoning the site from Districts M 2-3 (Manufacturing 2 (dash 3), AG-R (Agricultural-Residential) and B 3-3 (Community Business (dash 3)), to District B 3-3 (Community Business (dash 3)).  
Applicant: R & T Investments LLC, repr White Goss, James C. Bowers
- 2 JE 19. **Case No. 10251-P-29** -- About 8.82 acres generally located on the west side of NW Prairie View Road, about 1,000 feet north of NW Tiffany Springs Road to consider the approval of a development plan in District B 3-3 (Community Business (dash 3)) for motorcycle sales and service, storm water detention and an outdoor training (rider course).  
Applicant: R & T Investments LLC, repr White Goss, James C. Bowers
- 4 JE 20. **Case No. 14543-UR** – About 0.202 acres at the southeast corner of E 5<sup>th</sup> Street and Troost Avenue, to consider rezoning the site from District B 3-2 (Community business (dash 2)) to District UR (Urban Redevelopment District) and the approval of a development plan for a Photography studio.  
Applicant: Nichols & Co. Photography LLC
- 4 OA 21. **Case No. 10346-SU-1 – 425 Gladstone Boulevard** – A request for a Special Use Permit to allow for the reuse of an officially designated historic landmark building on about 0.25 acres, in District R-7.5 (Residential – 7.5), allowing for a Bed and Breakfast.  
Applicant: Carl Markus Jr. dba Inn at 425 Unit 425 LLC
- 5 OA 22. **Case No. 14545-SU – 3800 E. Gregory Boulevard** - A request for a Special Use Permit on about 0.28 acres, in District B1-1 (Neighborhood Business 1 dash 1), generally located at the northeast corner of Cleveland Avenue and E. Gregory

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Boulevard, to allow for a new 25' x 50' gas canopy with two islands (4 pumps) to the existing convenience store, plus any necessary variances.  
Applicant: LaTona Architects Vince LaTona

**10:00 A.M. – CONTINUED CASES**

- 5    OA    23.    **Case No. 10390-URD-10** - About 460 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west, to consider rezoning from District UR to District UR for the purpose of amending the UR plan to delete 57 acres from said UR development plan. (Continued 2-3-15; No Testimony)  
Applicant: Three Trails Building I, LLC Brent Miles
- 5    OA    24.    **Case No. 10390-MPD-11** - A request to rezone about 57 acres generally located on the south side of E. 87<sup>th</sup> Street and the east side of Bruce R. Watkins Drive (US Hwy 71), from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for 700,000 square foot of general industrial development on two lots. (Continued 2-3-15; No Testimony)  
Applicant: NPIF2 Three Trails Industrial Park LLC Brent Miles
- 5    OA    25.    **SD 1176B – Final Plat, Three Trails Commerce Center** - To consider approval of a final plat in District MPD on approximately 57 acres generally located on the south side of E. 87<sup>th</sup> Street and the east side of Bruce R. Watkins Drive (US Hwy 71), creating two (2) industrial lots and one (1) tract. (Continued 2-3-15; No Testimony)  
Applicant: Three Trails Building I, LLC Brent Miles

**10:00 A.M. – NEW CASES**

- PN    26.    **Case No. 254-S-303** -- Amending Chapter 88, Zoning & Development Code, Sections 88-130 Downtown Districts, 88-340 Drive-Through Facilities, 88-420 Parking and Loading, 88-425 Landscaping and Screening, 88-810 Definitions, and potential addition of Section 88-338 Downtown Development.  
Applicant: City Planning and Development
- 4    PN    27.    **Case No. 14547-P** – To consider rezoning approximately 125 acres within two areas located within the downtown loop (bounded by Interstate 35/70 on the north, Interstate 70 on the east; Interstate 670 on the south, and Interstate 35 on the west) and located 1) generally west of Wyandotte Street, Central Street, and Broadway Boulevard and 2) generally east of Grand Boulevard and Locust Street from Districts R-0.5 (Residential 0.5), R-1.5 (Residential 1.5), B4-5 (Heavy Business/Commercial, dash 5), and M1-5

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(Manufacturing 1, dash 5) to District DC (Downtown Core) as recommended by the Greater Downtown Area Plan (approved by Committee Substitute for Resolution 100049 on March 11, 2010.)

Applicant: City Planning and Development

- 4   PN   28.   **Case No. 14550-P** – To consider rezoning approximately 0.6 acre located at the southwest corner of W. 9<sup>th</sup> Street and Washington Street from District M1-5 (Manufacturing 1, dash 5) to District DR (Downtown Residential) and approximately 0.8 acre located on the east side of Washington Street, between 11<sup>th</sup> Street and 12<sup>th</sup> Street, from District B4-5 (Heavy Business/Commercial, dash 5) to District DR (Downtown Residential) as recommended by the Greater Downtown Area Plan (approved by Committee Substitute for Resolution 100049 on March 11, 2010.)  
Applicant: City Planning and Development

#### 10:30 A.M. – CONTINUED CASES

- 1   PN   29.   **Case No. 5486-UR-7** – Request to amend a previously approved development plan in District UR (Urban Redevelopment) on approximately 4.4 acres generally bounded by N.E. Chouteau Trafficway, N. Cleveland Avenue, and N.E. 43<sup>rd</sup> Terrace, to allow construction of a hotel. (Continued 11-18-14; No Testimony)  
Applicant: SunOne Developments, Inc. repr. Builders by Design
- PN   30.   **Case No. 254-S-293** -- Amending Chapter 88, Zoning and Development Code, Section 88-445-11 Council Approved Signage Plan, allowing the City Council to approve a signage plan in additional Districts R (Residential) (noncommercial signs) and D (Downtown) and to permit a type of sign not otherwise permitted within a particular zoning district, and other revisions as necessary. (Continued 2-17-15; With Testimony; Quorum not required)  
Applicant: City Planning and Development

#### 10:30 A.M. – NEW CASE

- PN   31.   **Case No. 254-S-302** -- Amending Chapter 88, Zoning and Development Code, Section 88-405 (Subdivision Design and Improvements) and create a new section 88-408 regarding Parkland Dedication.  
Applicant: City Planning and Development



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).